

ORDINANCE NO. 1783

**AN ORDINANCE REZONING PROPERTY OWNED BY SVEN LEIF SWANSON ON
1310, 1312, 1314 AND 1316 MCARTHUR STREET FROM R-3 TO C-3**

WHEREAS the City of Manchester has a currently enacted a Zoning Ordinance and a Zoning Map; and

WHEREAS, pursuant to Tennessee Law, since the zoning of real estate is accomplished by ordinance: it must be amended by ordinance rather than by resolution; and

WHEREAS the Manchester Planning Commission, at its meeting May 18, 2026, considered the rezoning request that the property owned by Sven Leif Swanson at 1310,1312,1314, and 1316 McArthur St. described below, be rezoned from R-3 to C-3, and voted to send that request to the Board with a positive recommendation; and

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 6, Section 1 of the Manchester Municipal Code be, and it is hereby amended to apply the zoning classification of C-3 to the following described property owned by Sven Leif Swanson at 1310, 1312, 1314, and 1316 McArthur Street:

Map 085H, Group A, Parcels 012.00, 013.00, 014.00, and 015.00

Beginning at a ½" Iron Rod found being a point on the westerly boundary of McArthur Street [TN Highway 55] (100' R/W), the northeasterly corner of L. Cleveland (255/224), the southeasterly corner of the herein described tract and also the **POINT OF BEGINNING**; thence leaving the westerly boundary of McArthur Street and along the northerly boundary of Cleveland, S 88°38'04" W a distance of 182.60 feet to a ½" Iron Rod found being a point on the northerly boundary of Cleveland, the southwesterly corner of M. Omoumi (437/433) and the southwesterly corner of the herein described tract; thence leaving the northerly boundary of Cleveland and along the easterly boundary of Omoumi the following calls: N 17°29'39" E a distance of 115.28 feet to a ½" Iron Rod found, N 25°45'15" E a distance of 185.37 feet to a ½" Iron Rod found and N 07°17'15" W a distance of 63.54 feet to a ½" Iron Rod found being a point on the southerly boundary of Willow Drive (50' R/W) and a point on the easterly boundary of Omoumi; thence leaving the easterly boundary of Omoumi and along the southerly boundary of Willow Drive the following calls: with a curve to the left having an arc length of 35.34 feet and a radius of 60.00 feet [chord: N 38°57'27" E a distance of 34.83 feet] and N 19°51'58" E a distance of 11.10 feet to a ½" Iron Rod found being a point on the southerly boundary of Willow Drive, a point on the southerly boundary of R. Howard (246/553) and the northwesterly corner of the herein described tract; thence leaving the southerly boundary of Willow Drive and along the southerly boundary of Howard, S 89°43'58" E a distance of 194.74 feet to a ½" Iron Rod found being a point on the westerly boundary of McArthur Street, the southeasterly corner of Howard and the northeasterly corner of the herein described tract; thence leaving the corner of Howard and along the westerly boundary of McArthur Street the following calls: S 22°16'47" W a distance of 100.13 feet to a ½" Iron Rod found, S 21°00'46" W a distance of 99.88 feet to a ½" Iron Rod found, S 20°59'04" W a distance of 99.98 feet to a ½" Iron Rod found and S 20°51'35" W a distance of 99.47 feet to the Point of Beginning and containing 1.59 Acres of Land [69,114 SqFt] (more or less) according to a survey (Job # 260020) by John A. Best (TN RLS # 2444), 273 Haynes Hollow Road, Winchester, Tennessee, on 6 February, 2026.

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that Title 14, Chapter 6, Section 2 of the Manchester Municipal Code entitled Zoning Map be amended to show this property as C-3; and

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MANCHESTER, TENNESSEE that this ordinance shall take effect on and after its publication and passage and public hearing, the public welfare of the City of Manchester, Tennessee requiring it and that all ordinances in conflict be repealed to the extent of this conflict.

This ordinance is presented and passed with the positive recommendation of the Manchester Planning Commission obtained at its meeting on May 18, 2026.

PASSED FIRST READING: _____ June 2 _____, 2026

PASSED SECOND AND FINAL READING: _____ July 7 _____, 2026



Anthony Burreys, Finance Director



Joey Hobbs, Mayor